

AGENDA
Wednesday, June 20, 2018
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 18-00070 **Case 119-17 7925 Owen Street**
To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
COMMISSION ACTION: Motion to approve failed, 2-5
Applicant revised request to Single Family Residential (A2.7) after the February 19 meeting
(This item was deferred from the February 21, 2018 Council Zoning Meeting)
[Application](#) [Staff Report](#)

2. 18-00567 **PA-1-18 17501 Florida Boulevard**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/RU) to Commercial (C) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Recommend approval, based upon compatibility with the surrounding area and a review of the area in a greater level of detail than done at creation of the plan
COMMISSION ACTION: Motion to withdraw carried, 7-0
Related to Case 14-18
[Application](#) [Staff Report](#)
3. 18-00568 **Case 14-18 17501 Florida Boulevard**
 To rezone from Light Commercial (LC2) to Heavy Commercial (HC1) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the plan amendment is approved to make it consistent, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to withdraw carried, 7-0
Related to PA-1-18
[Application](#) [Staff Report](#)
4. 18-00569 **PA-3-18 17000 Perkins Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Neighborhood Center (NC) on property located on the south side of Perkins Road, east of Pecue Lane, and west of I-10, on Tract A of Henry Hatcher Property. Section 61, T8S,R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon an change in condition since the creation of the plan and compatibility with land uses along Perkins Road
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 22-18
[Application](#) [Staff Report](#)
5. 18-00570 **Case 22-18 17000 Perkins Road**
 To rezone from Rural (R) to General Office Low-Rise (GOL) on property located on the south side of Perkins Road, east of Pecue Lane, and west of I-10, on Tract A of Henry Hatcher Property. Section 61, T8S,R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-3-18
[Application](#) [Staff Report](#)
6. 18-00571 **PA-4-18 9939 Greenwell Springs Road**
 To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located to the north side of Greenwell Springs Road, east of Joor Road, on a portion of Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a greater level of detail than was done at the time the plan was originally adopted
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 23-18

[Application](#) [Staff Report](#)

7. 18-00572 **Case 23-18 9939 Greenwell Springs Road**
 To rezone from Single Family Residential (A1) and Light Commercial (C1) to Light Industrial (M1) on property located to the north side of Greenwell Springs Road, east of Joor Road, on a portion of Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-4-18
[Application](#) [Staff Report](#)
8. 18-00573 **PA-5-18 18700-18800 UND Highland Road**
 To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 10 of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 25-18
[Application](#) [Staff Report](#)
9. 18-00574 **Case 25-18 18700-18800 UND Highland Road**
 To rezone from Rural (R) to Heavy Commercial (HC2) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 10 of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-5-18
[Application](#) [Staff Report](#)
10. 18-00575 **PA-6-18 18500-18600 UND Highland Road**
 To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 9-A of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 7-0
Related to case 26-18
[Application](#) [Staff Report](#)
11. 18-00576 **Case 26-18 18500-18600 UND Highland Road**
 To rezone from Rural to Heavy Commercial (HC2) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 9-A of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-6-18
[Application](#) [Staff Report](#)

12. 18-00577 **PA-7-18 6900-7000 UND Burbank Drive**
To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 3.077 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend approval, based upon changing development activity in the area and compatibility with surrounding higher intensity land use designations
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 34-18
[Application](#) [Staff Report](#)
13. 18-00578 **Case 34-18 6900-7000 UND Burbank Drive**
To rezone from Rural (R) to Light Commercial (LC2) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 3.077 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-7-18
[Application](#) [Staff Report](#)
14. 18-00579 **Case 35-18 6900-7000 UND Burbank Drive**
To rezone from Rural (R) to Limited Residential (A3.1) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 10.64 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 34-18
[Application](#) [Staff Report](#)
15. 18-00580 **PA-8-18 6755 Airline Highway**
To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the east side of Airline Highway, north of Prescott Road, on Lot 28-A of Kean Place Property. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 16-18
[Application](#) [Staff Report](#)
16. 18-00583 **Case 16-18 6755 Airline Highway**
To rezone from Light Industrial (M1) to Heavy Commercial (HC2) and Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the east side of Airline Highway, north of Prescott Road, on Lot 28-A of Kean Place Subdivision. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-8-18
[Application](#) [Staff Report](#)

17. 18-00589 **PA-9-18 13770 Old Hammond Highway**
 To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) on property located on the south side of Old Hammond Highway, east of Millerville Road, and west of South Flannery Road Perkins Road on Lot Y of the John J. Kohler Tract. Section 75, T7S,R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Recommend approval, based on examination of the area at a greater level of detail than was done at the time the plan was originally developed
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-9-18
[Application](#) [Staff Report](#)

18. 18-00590 **Case 24-18 13770 Old Hammond Highway**
 To rezone from Rural to Light Commercial (LC2) on property located on the south side of Old Hammond Highway, east of Millerville Road, and west of South Flannery Road on Lot Y of the John J. Kohler Tract. Section 75, T7S,R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-9-18
[Application](#) [Staff Report](#)

19. 18-00593 **PA-10-18 2585 Brightside Drive**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Compact Neighborhood (CN) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)
Related to Case 32-18
[Application](#)

20. 18-00594 **Case 32-18 2585 Brightside Drive**
 To rezone from Single Family Residential (A1) to Limited Residential (A3.3) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)
Related to PA-10-18
[Application](#)

21. 18-00595 **Case 18-18 203, 232, and 234 Little John Drive**
 To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Little John Drive, south of Florida Boulevard, on Lot 30, Lot 29, and a portion of Lot 28 of North Sherwood Forest Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried unanimously, 7-0
[Application](#) [Staff Report](#)

22. 18-00596 **Case 19-18 6822 Ford Street**
 To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lots 18-22 of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
Deferred for 30 days to June 18 by the Planning Director
[Application](#)

23. 18-00597 **Case 27-18 9323 Hyacinth Avenue**
 To rezone from Single Family Residential (A1) to Town House District (A2.5) on property located on the north side of Hyacinth Avenue, at the northeast quadrant of the intersection of Hyacinth Avenue and Emmaline Drive, on Lot B of Mayfair North Subdivision. Section 60, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to defer 30 days to June 18 carried, 7-0
[Application](#) [Staff Report](#)
24. 18-00599 **Case 28-18 4760 Hooper Road**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Hooper Road, and west of Plank Road on a portion of Tract B-1-C-2-B of the Badley Tract. Section 90, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
25. 18-00600 **Case 29-18 3600-3800 UND Saint Katherine Street**
 To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the north side of Saint Katherine Avenue, and to the east of Plank Road, on Lot 19 of Saint Gerard Place Subdivision. Section 62, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
26. 18-00601 **Case 31-18 7450 Antioch Road**
 To rezone from Rural (R) to Neighborhood Commercial (NC) on property located on the west side of Antioch Road and to the south of Maison Orleans Court, on Lot 1-C-1 of Singleton Tract Property. Section 4, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to defer 60 days to July 16 carried, 7-0
[Application](#) [Staff Report](#)
27. 18-00602 **Case 33-18 8041 Owen Street**
 To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the north side of Owen Street, and to the south of Palm Park Lane, on Lot 4 of East Jefferson Place Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the criteria for a change of zoning, while it conforms to UDC requirements, it is inconsistent with the Comprehensive Plan and, being midblock, will alter the character of the neighborhood
COMMISSION ACTION: Motion to approve failed, 2-5
[Application](#) [Staff Report](#)

28. 18-00603 **RV-2-18 Hollier Road, Campbell Drive and Vida Drive**
Revocation of multiple rights-of-way located to the south of Blount Road, within Gibbens Place and Campbell Place Subdivisions. Section 45, T7S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
29. 18-00604 **RV-3-18 Dale Drive**
Revocation of a 60 foot right-of-way located to the south side of Jefferson Highway, west of Briarplace Drive (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

ADJOURN